



# City of Norfolk

Office of the City Manager

Dir., Department of Planning & Community Development

September 19, 2006

To the Honorable Council  
City of Norfolk, Virginia

Re: Zoning Ordinance Amendment - To  
Amend the Harbor Walk Planned  
Development (PD-Watermark).

Ladies and Gentlemen:

**I. Recommended Action:**

The attached ordinance approves the request should it be the desire of the City Council.

**II. Overview**

This agenda item, which would permit a Zoning Ordinance amendment for the Harbor Walk Planned Development (PD-Watermark) was continued until September 19, 2006 in order to provide a full briefing to City Council on the project and the concerns expressed by some residents regarding the potential impacts of the proposed Zoning Ordinance amendment.

**III. Analysis**

**A. General**

In 2002 a text amendment and a change of zoning were approved to facilitate the transition of this site from a trailer park to a multiple-family condominium community. The approximately 31-acre site is being developed with no more than 240 units at a density for any single parcel not to exceed 24 units per acre.

The development proposes to create four-(4) story residential structures with affiliated uses, such as a marina and community/recreation center for use by the residents and guests of Harbor Walk. Incidental commercial uses to the marina and recreation use are proposed and limited to maximum gross floor area of 5,000 square feet. Parking for the development will be provided at 2.5 spaces per dwelling unit to include on-street parking.

The applicant is requesting that the Planned Development zoning be amended to reduce the required space between the residential structures from 25 feet to 10 feet.

B. Fiscal  
N/A

C. Environmental  
N/A

D. Community Outreach/Notification

In accordance with the Norfolk City Charter and Virginia state law, a public hearing is required for this item. Public notification for this item was conducted through the City of Norfolk's agenda notification process. Additionally, all property owners and the developer were sent notices informing them that City Council continued this public hearing until September 19, 2006.


#### IV. Board/Commission Action

**By a vote of 6 to 0 with 1 abstaining,** the City Planning Commission recommends **approval** of the text amendment to the Harbor Walk Planned Development District.

#### V. Conclusion

This request to amend the Planned Development zoning would reduce the required space between the residential structures from 25 feet to 10 feet. The attached ordinance approves the request should it be the desire of Council.


Respectfully submitted,

  
Regina V.K. Williams  
City Manager

#### Coordination/Outreach

This agenda item has been coordinated with the Department of Planning and the City Attorney's Office.

Contents Approved:

By   
Office of the City Attorney

NORFOLK, VIRGINIA

By   
DEPT.

## ORDINANCE No.

AN ORDINANCE TO AMEND AND REORDAIN SECTION 27-21 OF THE ZONING ORDINANCE OF THE CITY OF NORFOLK, 1992, SO AS TO CHANGE THE NAME OF AND ADJUST YARD REQUIREMENTS IN THE WATERMARK PLANNED DEVELOPMENT ZONING DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That Section 27-21 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), entitled "Planned Development Watermark" is hereby amended and reordained so as to change the name to "Planned Development Harbor Walk" and to reduce the minimum building-to-building separation distance to 10 feet. The text shall read as forth in Exhibit "A" attached hereto.

Section 2:- That this ordinance shall be in effect from the date of its adoption.

## Exhibit A

### 27-21 Planned Development Harbor Walk.

27-21.1 *Purpose statement.* This Planned Development District (PD Harbor Walk) is intended to provide for the creation of a multiple-family residential development, to be known as Harbor Walk, to be established on approximately 31 acres of property located west of Shore Drive and south of and abutting Pretty Lake. The development shall be created as a condominium regime consisting of residential units for sale, along with supporting facilities for the use of the residents of Harbor Walk and their guests.

#### 27-21.2 *Table Of Principal Uses For PD Harbor Walk District*

TABLE INSET:

LEGEND	PRINCIPAL USES PLANNED DEVELOPMENT HARBOR WALK DISTRICT
P = Permitted Use	
S = Special Exception Use	
USE	
Multiple-Family	P
Community & Recreation Centers--Private	P
Playgrounds	P
Parks	P
Marina, Yacht Club	P
Eating and Drinking Establishment	S
Eating Establishment	P
Health and Fitness Facility	P
Retail Goods/Services Establishments	P
Retail Goods/Services Establishments (operating after midnight)	S

- (a) Commercial uses as listed in the Table of Principal Uses shall not be permitted within any dwelling unit. In the

aggregate, the gross floor area of all such commercial use shall not exceed 5,000 square feet.

- 27-21.3 *Maximum density.* This district permits the development of not more than 240 multiple-family dwellings in the entire district. The density of any single parcel comprising the Planned Development shall not exceed 24 units/acre.
- 27-21.4 *Maximum building height.* The maximum building height permitted in this district is 50 feet.
- 27-21.5 *Parking requirements.* There shall be 2.5 spaces per dwelling unit, including garage and on-street parking. Parking for commercial uses shall be governed by the requirements of chapter 15.
- 27-21.6 *Usable open space.* The Harbor Walk District shall provide usable open space equal to or greater than 35 percent of the sum of the areas of all parcels comprising the Planned Development.
- 27-21.7 *Yard requirements and other development standards.* The yard requirements for the Harbor Walk District shall be as set forth in Table 27-21.7 below; other development standards applicable to uses in this district are set forth in Article III, including Signs (Chapter 16, for residential and/or commercial as applicable), and Landscaping and Buffers (Chapter 17).

Table 27-21.7 Yard Requirements For Residential And Non-Residential Uses (In Linear Feet)

TABLE INSET:

All Permitted Uses	Yard
Front	5
Corner Side	5
Rear	5
Minimum Distance To External Boundaries Of Planned Development Area	10
Minimum Building-To-Building Separation	10

- (a) In addition to the projections allowed by Section 4-0.9, bay or bow windows and porches shall also be allowed to project into required yards no more than 3 feet.



Inter Department Correspondence Sheet

TO: \_\_\_\_\_ City Manager \_\_\_\_\_  
FROM: \_\_\_\_\_ City Planning Commission \_\_\_\_\_  
COPIES TO: \_\_\_\_\_  
SUBJECT: \_\_\_\_\_ Application for a Change of Zoning (Cont. 1 P.H. 11 May 2006) \_\_\_\_\_

**PART 1: APPLICATION DESCRIPTION:**

**Nature of Application:**

Text Amendment: To amend the Harbor Walk Planned Development (PD-Watermark).

Location: Properties generally bounded on the north by Pretty Lake, on the east by Shore Drive, on the south by the western prolongation of Dunning Road and on the west by Pretty Lake.

Applicant: Charles Wermers

**Description of proposed amendment:**

In 2002 a text amendment and a change of zoning were approved to facilitate the transition of this site from a trailer park to a multiple-family condominium community. The approximately 31-acre site is being developed with no more than 240 units at a density for any single parcel not to exceed 24 units per acre.

The development proposes to create 4 story residential structures with affiliated uses, such as a marina and community/recreation center for use by the residents and guests of Harbor Walk. Incidental commercial uses to the marina and recreation use are proposed and limited to maximum gross floor area of 5,000 square feet. Parking for the development will be provided at 2.5 spaces per dwelling unit to include on-street parking.

The applicant is requesting that the Planned Development zoning be amended to reduce the required space between the residential structures from 25 feet to 10 feet.

## **PART 2: RECOMMENDATION:**

The City Planning Commission recommends (by a vote of 6 to 0 with 1 abstaining) that amendment to the Harbor Walk Planned Development District be approved.

### **Proponents:**

None

### **Opponents:**

Joe Mann  
8234 North View Boulevard  
Norfolk, VA 23518

✓ Bonnie Appleton  
8234 North View Boulevard  
Norfolk, VA 23518

✓ Don Harvey  
8313 North View Boulevard  
Norfolk, VA 23518

✓ Robert Steele  
8232 North View Boulevard  
Norfolk, VA 23518

✓ Grayson Morgan  
8260 North View Boulevard  
Norfolk, VA 23518

✓ David Bond  
8323 North View Boulevard  
Norfolk, VA 23518

✓ Brian Hodson  
8241 North View Boulevard  
Norfolk, VA 23518

A handwritten signature in cursive script, appearing to read "Stanley Stein".

Stanley Stein  
Acting Executive Secretary

Attachments

1. Location and Zoning
2. Site
3. Site Plan

**Report Prepared:** April 25, 2006

**Copies Provided to:**

City Planning Commission

Civic Leagues: East Ocean View

Others: Stanley Stein, Assistant City Manager  
Bernard A. Pishko, City Attorney  
Adam Melita, Assistant City Attorney  
Dean Bowles, Parks and Forestry  
Debra Hyman, Clerks Office